

**MINUTES OF REGULAR MEETING  
OLDHAM COUNTY  
PLANNING AND ZONING COMMISSION  
Monday, December 19, 2022**

At 9:00a.m., local time on the above date, this meeting of the Oldham County Planning and Zoning Commission, hereinafter called the Commission, was called to order in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky, by Chairman Kevin Jeffries.

Other Commission members present were:

Iva Davis	Sam Finney	Bob Klingenfus
William Douglas	Ed Hafling	Tom Marsh
Thomas Elder	Berry Hampton	Katie Nasser
Joe Ender	Sue Ann Jones	Suzy Walser
John Falvey	Greg King	

Others present and sworn in were Planning and Development Services Senior Planner Ryan Fischer and Oldham County Engineer Jim Silliman. Attorney John Carter was present for the meeting and Administrative Assistant Christy Edgar was the Secretary for the meeting.

\*\*\*\*\*

**Approval of Minutes**

Motion was made by Commissioner Hafling and seconded by Commissioner Douglas to approve the October 25, 2022; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

**Corrections**

- Page 3: Under Commissioner Finney, change pointe to point.

\*\*\*\*\*

**Secretary Christy Edgar called and read Docket:**

**PZ-22-024** - Application has been filed by Canfield Realty Group for the approval of a Preliminary Subdivision Plan (155 lots) to be known as Paramount Estates. The property is located on 150.11 acres in the 12300 block of West Hwy 42, Prospect. The current zoning is R-1 Residential and CO-1 Conservation/Residential.

**1. Introduction of the new information by staff and questions by the Commission:**

Senior Planner, Ryan Fischer, presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated, December 19, 2022).
- Site history.

- Aerial Photos of the site.
- Photos of property.

Jim Silliman, Oldham County Engineer, presented the following:

- Must obtain permits which may include Oldham County Stormwater Management and Erosion Control, DOW KYR10, UASCE and DOW 401 and 404 permits.
- Discuss with design engineer the storm sewer pipe on lot 56 which is currently aligned based on the previous layout with three smaller lots.
- US 42 widening ends at Ridgemoor Drive.
- Future library and improvement to the traffic signal at the intersection of 1793 and 42.

Board Member Douglas asked, are there existing stormwater facilities on the other lots that are developed?

Jim Silliman replied, This basin should be able to handle the flow.

Board Member Falvey asked, will there be sidewalks?

Jim Silliman replied, yes except for two small cul-de-sacs.

## **2. Presentation by the applicant or representative and others in support of the application:**

Attorney John Talbott, Bardenwerper Talbott & Roberts, PLLC, 1000 N. Hurstbourne Pkwy, Louisville, KY, was present and representing Canfield Realty Group.

- Will have over 30 acres of open spaces.
- Will provide screening/buffering where necessary.
- Will contribute \$50,000 for offsite road improvements.
- Road will connect to the future library road.
- This development will have 155 lots.
- Want to come back to rezone a small area for future lots.

Dan Perkins, Mason Construction and Development, 6244 Old LaGrange Rd., was present and sworn in prior to presenting.

- Running out of lots to build on in Oldham County.
- This development is a great need for Oldham County and for the builders.

## **3. Testimony and questions by those opposing the application:**

Greg Reising, 11616 Paramount Way, Prospect, was present and sworn in prior to presenting.

- Concerned about the detention basin being that his property butts up to this property.

## **4. Rebuttal evidence and Cross Examination by the Applicant: None**

- 5. **Rebuttal evidence and Cross Examination by the Opposition: None**
- 6. **Final statement of the Opposition: None**
- 7. **Final statement of the Applicant: None**
- 8. **Questioning of the applicant and those opposed to the application by the Commission: None**

**END OF PUBLIC HEARING**

**FINDINGS AND DECISIONS**  
**Docket PZ-22-024**  
**Preliminary Subdivision Plan**  
**Paramont Estates**  
**12300 Block of West Hwy 42, Prospect**

Motion was made by Commissioner Davis and seconded by Commissioner Nasser to approve Docket PZ-22-024 for a preliminary subdivision plan at 12300 Block of West Hwy 42, prospect, because it meets the building size and fits with the Comprehensive Plan and the Zoning Ordinances. This approval should also include the following Binding Elements.

**Binding Elements**

- The approval applies only to the plan presented at the December 19, 2022, Oldham County Planning Commission public hearings.
- There shall be no subdivision of any lot into a greater number of lots without review by the Oldham County Planning Commission.
- The cumulative phasing plan shall limit the number of dwelling units to thirty-five (35) per year beginning with the first record plat.
- Phase 1 of development shall include roadway connection to the intersection at U.S. 42 and KY 1793.
- The preliminary plan must comply with all established federal, state and county ordinances and requirements at the time of construction plan approval.
- Applicant shall contribute \$50,000 towards off-site road improvements for traffic infrastructure impacted by the development, including Locke Lane which shall be payable to the Oldham County Fiscal Court and due at the time of record plat.

**The vote was as follows:**

**YES:** Commissioners Davis, Douglas, Elder, Ender, Falvey, Finney, Hafling, Hampton, Jones, King, Klingenfus, Marsh, Nasser and Walser.

**NO:** None.

**ABSTAIN:** None.

**ABSENT:** None.

**Motion passed on a vote of 14-0.**

\*\*\*\*\*

**Other Business**

Chairman Jeffries announced his resignation from the Planning Commission Board as he has been elected to set on the Fiscal Court Board.

Chairman Jeffries opened the floor for nominations for Chairman.

Motion was made by Board Member Hafling and seconded my Board Member Douglas to nominate Board Member Greg King to be Chairman for the Oldham County Planning Commission Board.

Motion carried by unanimous voice vote.

Chairman King opened the floor for nominations for Vice-Chairman.

Motion was made by Board Member Hafling and seconded my Board Member Finney to nominate Board Member Katie Nasser to be Vice-Chairman for the Oldham County Planning Commission Board.

Motion carried by unanimous voice vote.

\*\*\*\*\*

There being no further business, the Planning Commission meeting adjourned at 10:05 a.m.

The next regular meeting will be Tuesday, January 24, 2022, at 9:00 a.m. and will be held in the courtroom of the Oldham County Fiscal Court at 100 W Jefferson Street, La Grange, 40031.

Approved:

Respectfully Submitted:

\_\_\_\_\_  
Greg King, Chairman

\_\_\_\_\_  
Christy Edgar, Secretary